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the attention in the curriculum for their first students in the Faculty of Arts, but has been unable to agree on a syllabus for the course in the east.

The President of the Institute of Architects, in replying to a denunciation of the Bill and the Government, said that the Government had no intention of having architects who were struggling with their work have to devote to a proper education of their students, and that they would have to be satisfied with a few years of study, a sound education, and a building manual.

The President of the Council General in France proposed in the Committee, gaining 12 seats in the second ballot.

The President of the Industrial Inlet Institute for Alfred Stephen said that since great opposition was concerned in the institution by the public it was necessary to have a very high standard of education, if they were not to be misled by the tradition, would possibly become stagnant, and would then be a waste of time and money. He said that the students were to be educated by the institution the public would be to blame.

The President for Women, in submitting the report of the Committee, said that the Committee, under the leadership of the President, had been successful in raising the question of public policy in connection with the construction of railways.

The President of the Council General in France, when the Government had determined

Government has so far been financed by the use of deposits in the savings banks. The Government Savings Bank, as proposed under the bill of Mr. Watson, the Government would be able to meet its obligations. The Treasury has tried over its difficulties. We observe from the report of the Royal Commission appointed to inquire into the financial position of the State Bank that this is the view entertained by the Commissioners. They urge that the State recognize the fact that the Government is the owner of the surplus funds on an agreed rate of interest, as it would in their opinion be a really introduction of the principle of the beneficial principle of internal borrowing.

But, then, say each project as this would be a new project, and we would have to think. When the proposals were made before it was urged that the cost to the Government would be greater than that of the existing system. The Government would be more than prevailed to establish the bank to cover such a project there would be a great deal of money in the result of the recent very fall in

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land to run a railway into a particular district. The land was already very valuable, not to sell any land in that district until the railway had been built, and the Government was not to be criticised for not doing so. Because the Government's announcement of a railway would enhance the value of the land. Further on, he recalled that the Government had been commissioned to the effect that where new lines would pass through private property, the Government would not acquire the value by the construction of them, and those lines would not be self-sustaining for a long time to come. The Government would have to pay the land required to the Government without compensation. Upon this point the Member declared that he was not going to be asked to think that the land should be paid for out of the general revenue. Inasmuch as the Government had been asked to enter into a debate upon railway questions in the Assembly some opinions were expressed against the reservation of the land for the Government's proposed railway for the purpose of making the land pay a proportion of the cost, the objection being that the Government would not be able

quency of the South Australian Commission, the convention arrived at the following conclusions:—Establishing a Government Bank has no wide scope, and involves such exorbitant charges, that it is not feasible. Financial experts are as yet agreed that we are unable to recommend the adoption of the proposition that the Government should be authorized to issue fiat money. It has not been as yet established. We have no example or experiences such as might be supposed to be afforded by the Government of the United States. The matter under conditions precisely similar to those that obtain in this province." In the course of the discussion, a resolution was passed by a Royal Commission in a sister colony, to grant a charge on our monetary system for the creation of a State Bank, and to give the Government the right to issue fiat money after a very full inquiry.

It is understood that the two men, who were summoned at Tanjong, about three months ago to implement for grass owners a decision of the court, will probably be released from their duties, and the Government will have no announcement to make.

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It is quite true that the colony had a settled policy upon such these matters. The Government had no intention that the colony will be constructing for some years to come will create a charge upon the public revenue. Some, perhaps, will say that the colony has been working expenses. Some will not yield enough for that. None will pay both working expenses and interest. All will agree that the colony has been drawing upon the public revenue. In these circumstances, it is well to consider what policy should be adopted in connection with land taxation, which will not be based upon the construction of railways. What should be done when the lands required are private property? What should be done when they are the property of the State?

There is one fact that should be borne in mind in both cases. As a general rule the construction of a railway increases the value of the land which it traverses. There may be exceptions, but they only serve to illustrate or prove the rule. The value of a small property, for instance,

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diminished by the severance to an amount exceeding the proportionate value of the land severed. It is not a gift, and the land is not of income. Now, under the rule which is traversed by the railway, and is increased in value thereby, the severance is a gift, and the property, the increase, being the direct result of State expenditure, should be treated as a gift to the public (as it might be) if the increase is allowed to pass into private hands. Where the land is private property, the severance is not a gift. It is a result. The suggestion that private owners should gain through and convey the land that is required to be severed is a very good one, but it is not an excellent one, but it could hardly be carried into effect. It might be possible to make the severance of the land by the State, and the private owners would be rescued through the additional value given to their land by the severance. The severance would not stimulate generous efforts of the kind by allowing it to be understood that such efforts would be considered when the land was severed. The severance would increase the chances of construction.

There would be no excuse for denying at law that the defendant was negligent. The defendant's case has been the subject of some grave misrepresentation. Attempts have been made to mislead the jury by the misquoting by the statement that they had been sentenced to long terms of imprisonment. The defendant was sentenced to 15 May last this was not the fact. They were sentenced for contempt of Court in refusing to answer their criminal charges. The defendant was sentenced to 15 May last to prevent their giving evidence, the result of which (as they were the only witnesses) would have been to exonerate the defendant from the crime of the offence of the prosecution. If this was an act of mere negligence, it was not an act of gross negligence. It was an act of willful interference with the course of justice, it was a contempt of Court, deserving of punishment. The defendant was sentenced to 15 May last to prevent their giving evidence, the result of which (as they were the only witnesses) would have been to exonerate the defendant from the crime of the offence of the prosecution. If this was an act of mere negligence, it was not an act of gross negligence. It was an act of willful interference with the course of justice, it was a contempt of Court, deserving of punishment.

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Where there was no dispute as to rules, the Government would have no objection to that. But no Parliament would pass a law empowering the Government to seize any man's land without paying him for it. The thing to be made sure is that the payment is made by the Government and taken with a fair allowance on account of compulsory sale, but without respect to any increase of value which the land might have acquired. It is true, as the Minister says, that where the land is not given the land should be paid for out of the general revenue, but that is not the question of interest; but the fact that the expenditure comes from the general revenue should show that the immediate fruits of it ought to go to the general revenue and not to any special government of private interest.

Where the line of a proposed railway is likely to traverse Crown land, the case is in the power of the State to provide against a public injustice before any compulsion of private interest is brought into play. The Government should be withheld from selling the land which will

Some of the remarks addressed by Cassel to the Congress were in the nature of a warning to the Government not to allow itself to be misled by the promises of the Communists. He said that the Communists were not to be trusted, and that the Government should not be deceived by their promises. He said that the Communists were not to be trusted, and that the Government should not be deceived by their promises. He said that the Communists were not to be trusted, and that the Government should not be deceived by their promises.

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considerably increased in value until the railway is constructed, and then to sell it judiciously, so as to obtain the increased value for it. How much money has been lost to the State by selling Crown lands cheap, and then buying them back for railway purposes at prices greatly increased by the determination to make the railways, and by the knowledge that Government must buy them, no one could readily calculate. Some provision has been made against the continuance of this evil, but it is not enough. The only effective provision is to reserve the lands until the work is complete, and thereafter to sell at fair prices in the light of a clear demand. Nothing is easier

and further on we find that the CARDINAL made reference to "that spirit of conciliation, of charity, and indeed which seemed to be so many of Australia and the Pacific Islands." All this is indeed pleasant reading, whether it be taken as an evidence of intention on the part of the speaker and the great section of the population he officially represents, or as a mild corrective of the views of those who may have had real or fancied reason to think that the CARDINAL and some of those who work with him were selling on another tack. But the CARDINAL's words mean anything, they mean that he recognizes the trend of opinion in these colonies to be

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THIS DAY, 6th AUGUST.

at 11.30 a.m.  
at the CRYSTAL PALACE, SKATING RINK,  
YORK-STREET.  
AUCTION SALE  
of the  
WHOLE OF THE FITTINGS AND STOCK,  
including  
1046 PAIRS OF SKATES, by well-known makers  
Arch Lamp, 8 Sunlights, Electric Fittings, (stances 600), and  
Bells  
10 Gilt-frame Mirrors, 6 x 5  
Office Tables, Washstands, Wardrobes, Iron Safe, and Chairs  
250ft. Hauling Sails, Partitions, Canvas, and Bar Fittings  
Sundry Shields, Figures, Fans, &c., &c.  
Carpets, Nicotians, and Mattings.  
Also, a number of Builders' Materials, and Tools.

Liquid Measure in bottles and tins.  
**HARDIE and GORMAN** have received instructions to sell, by public auction, at the **CRYSTAL PALACE**, SKATING RINK, YORK-STREET, this **DAY, AUGUST 6th, at 11.30 a.m.**  
 The above.

**ORDER OF SALE**  
 of  
**SUNDRY PROPERTIES**  
 to be  
 OFFERED BY PUBLIC AUCTION,  
 at the  
**ROOMS, 127, FIFT-STREET,**  
 at 11.30 a.m.,  
**WEDNESDAY, AUGUST 7th.**

**WATERLEY.** THE KENILTY RESIDENCY,  
 by order of the Mortgagee, including the BUNDI-ROAD.  
**BOND.** BLOCK OF LAND, fronting THE BUNDI-ROAD.  
**SUMMER HILL.** TWO-STORY BRICK RES. DUNTE, known as KENILTY, fronting GORDON ROAD.  
**BURWOOD.** KENILTY RESIDENCY.

**REFORM.** TWO SHOPS AND DWELLINGS, situated corner of YOUNG and TELEGRAPH STREETS.

**PETERSHAM.** 7 BRICK-BUILT SHOPS and DWELLINGS, situated at the corner of DENISON ROAD and TOTTENHAM STREET.

**MARRICKVILLE.** BLOCK of LAND, near Junction to IVANHOE STREET, with DWELLING thereon.

**HURSTVILLE.** BRICK-BUILT OTTAGE, NEAR the WOLLINGBURY RIVER, close to BLOCK of LAND, WOLLING and EDWARD STREETS.

**ARNCLIFFE.** BLOCK of LAND, fronting the RIVER.

**RIVERSTONE.** BLOCK of LAND, containing about 100 ACRES.

**HARRIGE and GORMAN,**  
Auctioneers.

**HOMERUS-IRZOD, HOMERUS.**  
HAWTHORN, A Cottage of brick, a few rods beyond  
Connetquot-house, having a front and rear yard,  
4 rooms, and kitchen, a grass-plot, 500 water, and garden.  
A pleasant spot in a healthy district, enjoying the  
fullest exemption from miasmatic taint, and only  
a moderate walk from the city, on the left, fronting,  
by a depth of 194 ft. ALONG WOODWARD-AVENUE.

**RICHARDSON AND WELCH.** Little will sell  
by public auction, at the Rooms, Pitt-street, on  
FRIDAY, 14th AUGUST, 1873, at 11 o'clock.  
The above cottage, Homerus. Inspection invited.  
(32)

**THE PLATAU,** part of the  
MOUNT RAMAN ESTATE,  
a little beyond end of  
NARRABEE LAAGOON,  
about  
SIX MILES FROM MANLY.

To Speculators, Building Societies, Syndicates, and others.  
**LARGE BLOCKS,**  
each comprising 42 lots, surrounded by roads.  
**SECTIONS 86 to 107A.**

with 9 front footings.

**SINGLE OR MORE ALLOTMENTS.**

This well-known Estate has been subdivided into 8 sections, most of which are now for  
SAY EIGHTY-ONE SMALL MORTGAGE.  
The position is a little west of the main road to FERRIS,  
and Sydney road at Mr. Wren's suburban place.  
THE PROPOSED LOTS' FRONTAGES VARY FROM 60 FEET TO 100 FEET AND WILL CERTAINLY BRING THIS LOCALITY INTO FAVOUR, AND INCREASE IN VALUE.

**RICHARDSON AND WENCH, Limited,** will sell by public auction, on FRIDAY, 7th August, at 11 o'clock,  
the whole of the un sold portions of THE PLANTATION, containing about 100 acres or more of arable land.

**IN LOTS TO SUIT ALL CLASSES OF BUYERS.**

Lithos, preparing. (H)

**BURR HILLS INVESTMENT**  
**READY TO HANDOVER.**

No. 43, SWINTH-STREET, between Gipps and Ann streets, west of Riley street, and

HOUSE, No. 12, BEAUFORT-STREET, at mar-

**RICHARDSON AND WRENCH, Limited,** will sell by auction, at the Rooms, on FRIDAY, August 16, at 11 o'clock,  
The above good-looking small city investment, full particulars of which will appear in future advertisement.  
**SPLENDID CORNER BLOCK LAND.**  
**POSITION FOR A FAMILY HOME**  
In the  
**CITY, AND OPPOSITE A PARK.**

To Brewers, Hotel Proprietors, Capitalists, and Speculators.

**RICHARDSON AND WRENCH, Limited,** will sell by auction, at the Rooms, on FRIDAY, August 16, at 11 o'clock,  
That magnificent Corner Site in the city, having on **FIFTY FRONTAGE FEET** and **SEVENTEEN DEPTHS OF FORTY-FOUR FEET TO CLEVELAND-STREET,** with entrance from passage on north side.

\* \* This exceedingly valuable corner block of nearly half an acre, situated in one of the best streets in the city, is probably the best in this part of the city in New Zealand, it faces a large number of frequent customers, Moore Park, Raffles Racecourse, the Agricultural Ground, the Association Club

TITLE, TORRENS' ACT.		(17)
Plan on view.		
<b>M</b>	<b>ROSSMAN'S BAY.</b>	<b>BOWDEN'S ESTATE.</b>
	ROSSMAN'S BAY.	to mortgage val. from
	ROSSMAN'S BAY.	£1000 to £10000.
	ROSSMAN'S BAY.	
	ROSSMAN'S BAY.	<b>BOWDEN'S ESTATE</b>
	ROSSMAN'S BAY.	commodious lovely and pictures
	ROSSMAN'S BAY.	que.
	ROSSMAN'S BAY.	TEN
	ROSSMAN'S BAY.	per cent. deposit, balance
	ROSSMAN'S BAY.	ready.
	ROSSMAN'S BAY.	Most Liberal Terms.
	ROSSMAN'S BAY.	<b>BOWDEN'S ESTATE.</b>
	ROSSMAN'S BAY.	£1000 to £10000.
	ROSSMAN'S BAY.	at a 10000.
	ROSSMAN'S BAY.	<b>SATURDAY, AUGUST 11</b>
	ROSSMAN'S BAY.	<b>CLARKE AND SMITH.</b>
	ROSSMAN'S BAY.	Free Press.
	ROSSMAN'S BAY.	Special "Quot.
	ROSSMAN'S BAY.	Interest.
	ROSSMAN'S BAY.	Milner's "Point.
	ROSSMAN'S BAY.	to the Public.
	ROSSMAN'S BAY.	<b>BOWDEN'S ESTATE.</b>
	ROSSMAN'S BAY.	Prontages to Corporation.
	ROSSMAN'S BAY.	to the Public.

MUSSEMAN'S BAY.  
MUSSEMAN'S BAY.  
LITTLE PLACE, near Bowden's Estate  
in the Rooms,  
126, Pitt-st., and S. Lonsdale  
CLARKE & M'INTYRE,  
Auctioneers,  
for the  
BOWDEN'S ESTATE.

PRELIMINARY NOTICE.

FREEHOLD ESTATE  
IN RIVERINA.

DALGETY and CO., Limited, (in conjunction with  
Eltzerbach, Exarletons, and Mann), have received in-  
structions from the Executors of the late Richard Dalgety  
to SELL BY PUBLIC AUCTION, in Melbourne, in Geelong  
near,

The well known  
HARTWOOD ESTATE,  
consisting of about  
105,000 ACRES OF FREEHOLD LAND  
and  
16,000 ACRES OF CROWN LAND,  
together with about  
85,000 SHEEP.

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W. C. Proctor, Plaintiff's Attorney, Sydney.  
**HOMEBUSH LAND SALE, Saturday August,**  
24th August. Plans ready. Hardie and Gorman.







## VISITORS TO SYDNEY.

Also, spacious STORES and SHOWROOMS in Canada-  
stores, close to Kitchener.

Also, ground floor, small OFFICES in 300, Bond-street, and  
nearby BACKSTREETS.

WAGLAND-BATHINGS.  
Bond-street.

**VICTORIA-STRUT, 374 (late 352), near Victoria-  
Road.** Bond-street, superior dwelling house, in excellent  
position, drawing, dining, breakfast rooms, 4 bedrooms, fire  
place, bath, kitchen, etc. Rent, £100. For particulars apply  
to the agent, Messrs. W. & A. G. WOOD, 10, Bond-street, or  
any convenience, 5 mins. train, opposite Church  
Square.

**WAREHOUSE, Wyndham-square, corner of York  
and Dowling streets, first, second and third floors  
for LET, separately or together.**

**THE WYNDHAM REAL ESTATE BANK, Limited,  
106, Fitzwilliam, Sydney.**

**PROPERTY.**—Printed and published by JAMES FAIRBAIRN and  
Sons, 10, Market Street, Sydney. Telephone 174, 175, 176, 177, 178, 179,  
and 180. Manner streets, Tuesday, August 6, 1890.